



CITY OF MANCHESTER
ZONING BOARD ADJUSTMENT
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Date: February 3, 2006

MANCHESTER, NH ZONING BOARD OF ADJUSTMENT
Thursday, February 2, 2006
Aldermanic Chambers – City Hall – 3rd. Floor – 6:00 PM
One City Hall Plaza
Manchester, NH 03101-2097

PUBLIC HEARING

1. Case #15-ZO-2006 – Gloria Paradis (Owner) requests an **Equitable Waiver of Dimensional Requirements** in seeking relief from Section 10.09 (B) parking setbacks for one space for 9 Foster Ave. and 15.02 (A) Building Permit that relates to previous use and subsequent paving, per appeal filed on January 3, 2005 at **7-9 Foster Ave. - Denied**
2. Case #16-ZO-2006 – Gloria Paradis (Owner) proposes to maintain non-conforming parking spaces; also maintain two sheds and seeks **variances** from Sections 8.24 (A) 2 & 3 Accessory Structures, 10.06 (A) parking layout and 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 20, 2005 at **7-9 Foster Ave. – The parking counts are denied; the request to maintain the sheds is granted.**
3. Case #17-ZO-2006 – Tien Tran (Owner) proposes to maintain paved area in both side yards creating additional parking spaces whereby original plans to build home showed parking for two vehicles seeks a **variance** from Section 10.09 (B) parking setbacks of the Z.O., as per plans submitted December 19, 2005 at **1192-1194 Hayward St. - Denied**
4. Case #18-ZO-2006 – Todd Wallace (Agent) proposes to build a 24' x 24' two-stall attached garage with storage above and seeks **variances** from Sections 6.07 front yard setback of the Z.O., as per plans submitted December 21, 2005 at **29 Wildwood St. - Granted**
5. Case #19-ZO-2006 – Jason Favreau (Owner) proposes to build a 16' x 38' two-story addition with a 10' x 25' open deck; also create parking in front yard and seeks a **variance** from Section 6.07 side yard setback and 10.09 (B) parking setbacks of the Z.O., as per plans submitted January 12, 2006 at **208 Mystic St. – Two-story addition is granted; Variance for parking is not required -Owner will provide two conforming parking spaces.**
6. Case #20-ZO-2006 – **603 Holt Ave.** – Subsequent Application to be addressed at Business Meeting.

7. Case #21-ZO-2006 – Robert Bennett (Agent) proposes to occupy space for mechanical contractor business and warehouse and seeks a **variance** from Section 5.10(C) 2 mechanical contractor's office/warehouse of the Z.O., as per plans submitted January 11, 2006 at **1442 Candia Rd. - Granted**
8. Case #22-ZO-2006 – John Letson (Agent) proposes to relocate parking and build a 48' x 28' second story addition for added living space and seeks a **variance** from Section 6.07 front yard setback and 10.09 (B) parking setback of the Z. O., as per plans submitted January 6, 2006 at **797 Amherst St. - Granted**
9. Case #23-ZO-2006 – Roland Proulx (Owner) proposes to maintain second story addition and build a 9' x 3.33' porch, also maintain side yard parking and seeks a **variance** from Section 6.07 front yard setback, 10.08 (B) driveway location and 10.09 (B) parking setbacks of the Z. O., as per plans submitted January 12, 2006 at **141 Pennsylvania Ave. - Granted**

BUSINESS MEETING

Tabled case from the November 2, 2005 Public Hearing:

Case #180-ZO-2005 – **760 So. Main St./1015-1019 Second St.** (pending final signage plan). Plan submitted January 17, 2006. – **Parking plan to be addressed at future public hearing.**

Tabled cases from the January 5, 2006 Public Hearing:

Case #06-ZO-2006 – **82 Sherburne St.** (demolish 14' x 35' one-story section of home & replace with new one and two-story additions; also maintain as separate non-conforming lot where consolidation with 90 Sherburne St. held in same ownership is required) - **Granted**

Case #08-ZO-2006 – **365 West Mitchell St.** (build a 2-family dwelling with garages under and allow access over non-paved street) Board to meet with Legal Counsel. - **Denied**

Request for Rehearings:

Case #189-ZO-2005 – **178 Morning Glory Dr.** (create an in-home daycare for up to nine children). Appealed by Jocelyn Hackett (Owner) on January 6, 2006. – **Denied**

Subsequent Application:

Case #20-ZO-2006 – **603 Holt Ave.** (subdivide lot; at lot #38, maintain existing single-family home, at lot #38-1, build 33 single-family attached dwelling units) Variance requested by William Bevalaqua (Agent). – **Denied**

Case #26-ZO-2006 – **265 Kimball St.** (convert convenience store to pizza restaurant) **Granted**

Steven J. Freeman, Chairman

Anyone who is aggrieved by the decision of the Board has 30 days to request a rehearing.